

Application Number 07/2017/0521/FUL

Address Meadowcroft
Pope Lane
Whitestake
Lancashire

Applicant Mrs Rebecca Twyford

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97 THE FARTHINGS
ASTLEY VILLAGE
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Development Substitution of house type to plot 4 of planning permission
07/2012/0695/FUL as varied by 07/2016/0567/VAR

Officer Recommendation That Members be minded to approve the application with the decision being delegated to the Chairman of Planning Committee in association with the Planning Manager upon the successful completion of a Deed of Variation to the Section 106 Agreement to secure a scheme for the provision of on-site public open space, maintenance of the roads, sewers and street lighting on the site, and a commuted sum in lieu of on-site affordable housing.

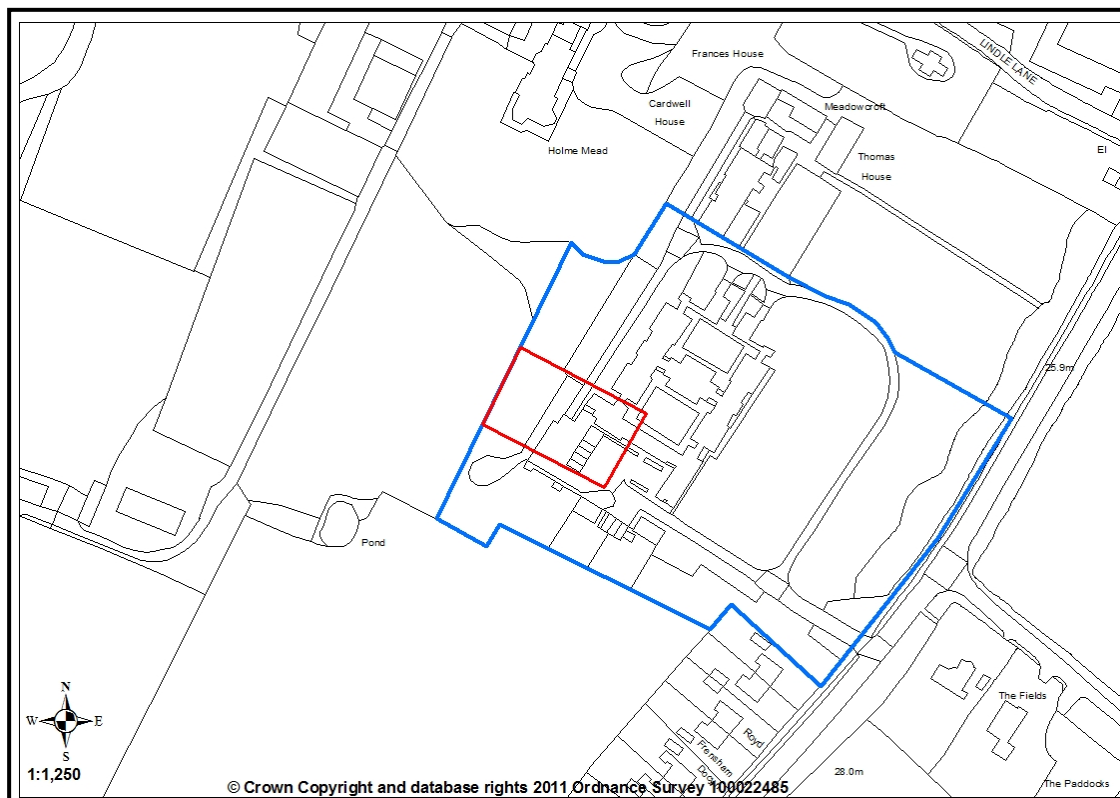
Case Officer Mrs Janice Crook

Date application valid 27.02.2017

Target Determination Date 29.05.2017

Extension of Time 23.06.2017

Location Plan



1. Report Summary

1.1 This application falls for determination by Planning Committee as the planning permission which this proposal relates was determined by Committee. Planning permission 07/2012/0695/FUL for the erection of 14 detached executive style dwellings on the site of the Meadowcroft Business Park on Pope Lane in Hutton was granted in May 2013. The site is within the Green Belt and was used as a business park with offices and four residential units present. The development is a self-build scheme with the applicant being responsible for the infrastructure and services. The proposal now is for a substitution of house type to Plot 4. The proposal has no impact on the scheme as a whole and is recommended for approval subject to the re-imposition of conditions originally imposed and subject to a deed of variation to the Section 106 agreement.

2. Site and Surrounding Area

2.1 The development site is located on Pope Lane close to its junction with Lindle Lane in Hutton. The area is within the Green Belt and rural in nature with the Lancashire Constabulary's Mounted Branch HQ to the north-west, open land to the south-west and east and scattered residential properties along Pope Lane to the south. To the north is the settlement of Penwortham.

2.2 The site originally consisted of a number of buildings, thought to be a school then a residential institution and more recently office accommodation for a number of businesses. Four residential properties also existed on the site. These buildings have now been demolished. Further office accommodation exists to the north-east which is to remain in its existing use as offices. These offices are not within the application site boundary but are accessed off the existing access and road within the application site.

2.3 Plot 4 to which this application relates is located central to the north-western boundary of the site.

3. Planning History

3.1 There have been a number of planning permissions relating to this site. However, the only ones of relevance to this application are as follows:

3.2 Planning application 07/2012/0695/FUL for the erection of 14 Residential Dwellings following demolition of existing buildings was approved on 15/5/2013.

3.3 Planning application 07/2016/0567/VAR for the variation of condition 2 in respect of the site turning head was approved on 12/10/2016.

3.4 There have been a number of applications for substitution of housetypes to a number of plots within the site, some of which have already gained approval and some of which are currently pending. An application has also been received for the formation of an access road from Pope Lane to serve the remaining offices and this is also pending a decision.

4. Proposal

4.1 The application seeks a substitution of housetype to plot 4 of the approved scheme. Plot 4 was originally to be housetype C, a three storey 6-bed dwelling with detached garage. The proposal now is also for a 3-storey, 6-bed dwelling measuring 18.3m by 14m at ground floor and 14m by 14m at first floor with a half hipped roof over to a height of 10.2m. A central gable feature with a pitched roof with a ridge height of 7.9m and two dormer windows will be to the front elevation. The attached garage will have a flat roof over to a height of 3.5m.

5. Summary of Publicity

5.1 Neighbouring properties were notified and a site notice posted with no letters of representation being received.

6. Summary of Consultations

6.1 **County Highways** raised no objections to the proposal.

6.2 **Environmental Health** require conditions be imposed in respect of the submission of a construction method statement; restrictions on the hours of construction; the submission of a foul and surface water drainage scheme; that a contaminated land assessment be carried out and submitted; restrictions on the importation of materials and that electric vehicle recharging points be included.

7. Policy Considerations

7.1 The application 07/2012/0695/FUL was considered to be in accordance with the National Planning Policy Framework; Core Strategy policies 1, 4, 5, 6, 7, 17, 22, 26, 27 and 29; Supplementary Planning Documents 1 and 5; and policies in the South Ribble Local Plan 2000. These policies have now been updated in the adopted Local Plan with policies F1, G1, G13 and G17 being the updated policies. In respect of this current application Policy G17 is relevant.

7.2 **Policy G17: Design Criteria for New Development** permits new development, including extensions and free standing structures, provided that, the proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in **Policy F1**, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.

8. Material Considerations

8.1 The application proposes a change of housetype to plot 4 of the approved scheme. Therefore an assessment of the proposed changes are made in respect of the impacts on the adjacent plots 5 and 3. No existing residential properties will be affected by the changes due to the position of Plot 4 to the site's north-western boundary. Plot 5 has permission for a change of housetype. There is also a detached two storey triple garage with pitched roof to the rear with dormer windows in both the front and rear roof slopes with an external staircase up to the first floor. This is set to the plots north-eastern corners, to the opposite boundary from plot 4.

8.2 The amended housetype to Plot 4 will have one ground floor, two first floor and two second floor windows in its side elevation facing plot 5 at a distance of 2.5m. One of the first floor windows is to a dressing room and one of the second floor windows is a secondary bedroom window. The other windows are to a bathroom and en-suite and therefore will be obscured glazing. Plot 5 in turn has two first floor windows facing, one is a secondary window to a bedroom with the other being to an en-suite. In order to prevent overlooking to Plot 5 it is considered appropriate to impose a condition that the side facing windows are all of obscured glazing.

8.3 To the west is plot 3, also subject of a change of housetype application with a number of amendments having been made to the window arrangements in the facing elevation of plot 3 with two second floor windows, one first floor window and three ground floor windows plus an entrance doorway will all face the side gable of Plot 4. The first floor window is to an ensuite and will therefore be of obscure glazing. The second floor windows are both to be dressing rooms. The window to dressing room 1 is a secondary window and can therefore be of obscure glazing. The window to dressing room 2 is that room's only window and faces towards the window to bedroom 5 of the proposed housetype to plot 4. There will be an approximate 13.5m separation distance between these facing windows. This is below the normally required spatial separation for facing windows and therefore it is considered appropriate to require facing windows to be of obscure glazing. This can be secured by way of a suitably worded condition.

8.4 The location of the dwelling within the plot has also moved and will be closer to the plot's western boundary with the location of the detached garage being amended from its approved position to the south-western corner of plot 3 to its north-eastern corner, adjacent the boundary with Plot 4. The amended housetype to plot 4 has an attached garage adjacent the boundary with plot 3. It has a window and door in the side elevation of the garage.

8.5 The style and design of the proposal dwelling is different from that approved. However, a number of other plots have gained permission for amendments to the approved housetype. These are in a range of materials and styles. As this has always intended to be a self-build development where it is accepted that each property will be individual, then there is considered to be no undue impact on the character and appearance of the area, particularly as Plot 4 is located to the rear part of the site adjacent to open fields.

9. Conclusion

9.1 The proposed change of housetype to this plot is considered not to have any detrimental impact on the neighbouring plots or the character and appearance of the area and is therefore recommended for approval subject to the re-imposition of all conditions imposed on the original planning permission as varied by 07/2016/0567/VAR and subject to the completion of a Deed of Variation to the Section 106 Agreement to reflect all the change of housetype applications. However, the wording to the conditions has been slightly amended to ensure that there is no need to duplicate the discharge of the conditions.

10. Recommendation

10.1 That Members be minded to approve the application with the decision being delegated to the Chairman of Planning Committee in association with the Planning Manager upon the successful completion of a Deed of Variation to the Section 106 Agreement to secure a scheme for the provision of on-site public open space, maintenance of the roads, sewers and street lighting on the site, and a commuted sum in lieu of on-site affordable housing.

11. Recommended Conditions

1. The development hereby permitted must be begun not later than the 15 May 2018, ie 5 years from the date of the original permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans, Dwg: 1643/4000 Location Plan; 1643/4001 Elevations; 1643/4002 Ground Floor Layout; 1643/4003 First Floor Layout; 1643/4004 Second Floor Layout.

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

3. The dwelling hereby approved shall be constructed in the materials indicated on the approved plan 1643/4001 Proposed Elevations.

REASON: In the interests of clarity and to ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

4. Prior to the commencement of development, a scheme for the provision of surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The scheme shall include a surface water regulation system with the flow attenuated to a maximum discharge rate determined by United Utilities. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR.

5. That prior to the commencement of development, including any works of demolition, a Construction Method Statement shall be submitted to, and be approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding where appropriate
- v) wheel washing facilities
- vi) measures to control the emission of dust and dirt during construction
- viii) a scheme for recycling / disposing of waste resulting from demolition and construction works
- ix) a scheme for the removal of asbestos

REASON: In the interest of residential amenity and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

6. Any construction works associated with the development shall not take place except between the hours of:

0800 hrs to 1800 hrs Monday to Friday

0800 hrs to 1300 hrs on Saturdays.

No construction shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

7. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

8. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.
REASON: To satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
9. No development shall commence until the mitigation measures indicated in the document entitled 'Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment' dated October 2012 hereby approved have been fully implemented by a competent, professional person (as approved by the Wildlife Trust) to protect the habitat of bats. These measures shall be retained within the development at all times thereafter.
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
10. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
11. Before any development takes place within the site the visibility splays measuring 2.4 metres by 103 metres in both directions, measured along the centre line of the existing access road from the continuation of the nearer edge of the existing carriageway of Pope Lane, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway and 2.4m to the underside of the tree crown above the centre line of the adjacent carriageway.
REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
12. No development shall commence until details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.
The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.
Details submitted shall be compliant with BS4428:1989 Code of practice for general landscaping operations. Details shall also indicate the types and numbers of trees and

shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

13. That no work shall commence until satisfactory details of the foundation scheme to be used for Plot 6, which complies with Para 7.5 of BS5837:2012, have been submitted to and approved by the Local Planning Authority. The work shall then be carried out fully in accordance with the approved details.

REASON: In the interest of safeguarding the protected trees on the site in accordance with Policy G13 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

14. Prior to commencement of the development (construction or demolition), a Tree Protection Plan shall be submitted with the application to be approved by the Local Planning Authority. The Tree Protection Plan shall be in accordance with Para 5.5 of BS5837: 2012 ' Trees in Relation to Design, Demolition and Construction - Recommendations'

REASON: To prevent damage to trees during construction works in accordance with Policy 17 in the Central Lancashire Core Strategy and G13 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

15. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plan which is to be agreed by the local planning authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

REASON: To prevent damage to trees during construction works in accordance with Policy 17 in the Central Lancashire Core Strategy and G13 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

16. Details of sensitive lighting proposals to minimise impacts on foraging bats should be submitted to and approved by the Local Planning Authority in consultation with its ecological advisors. The proposal should follow the latest recognised guidance and be implemented as part of the development.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

17. No works shall commence until a fully detailed habitat creation/landscaping and management plan (to include adequate compensatory planting for any loss of trees, hedgerow, shrubs; management details of replacement planting and retained areas of semi-natural vegetation; replacement nesting opportunities for birds, including provisions for house sparrow and starling), has been submitted and approved by South Ribble Borough Council in consultation with specialist advisors. The plan should demonstrate maintenance and enhancement of biodiversity and include full details of

planting mixes, translocation methods (if appropriate), habitat establishment proposals, aftercare, and long term management of both newly created habitat and habitat retained on site (e.g. hedgerows and woodland block). The approved plan shall be implemented in full.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

18. The development shall not begin until details of the boundary treatments to the site boundaries and all boundaries within the site has been submitted to and approved in writing by the Local Planning Authority. The occupation of buildings or the commencement of the use shall not occur until the approved boundary treatment has been erected in accordance with the approved details and retained thereafter.

REASON: To ensure the provision and retention of adequate screening in the interest of amenity in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

19. Prior to first occupation of the development hereby approved, the first and second floor windows in the south-western elevation facing towards plot 3 of the development shall be fitted within obscure glazing and the obscure glazing shall be retained and maintained at all times thereafter.

REASON: To prevent undue overlooking and loss of privacy to Plot 3 in the interests of the residential amenity of the occupiers of that property as required by Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

RELEVANT POLICY

G1 Green Belt

G17 Design Criteria for New Development